

Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

INITIATE REZONING: TEXT AMENDMENT TO COMMUNITY GARDEN & BUFFERYARD REQUIREMENTS

DATE: November 24, 2009

PURPOSE: To initiate an amendment to Subsection 5-3000, Community Gardens, and Subsection 6-1200, Landscaping and Bufferyards, to exempt community gardens and parks from the bufferyard requirements

STAFF COMMENTS:

The Urban Garden Text Amendment was approved by City Council on November 9, 2009. While preparing the community garden application and further review of the performance standards, staff has discovered that the bufferyard requirements between a residential and non-residential use in the residential zoning districts would create an issue with the intent of the ordinance. A community garden would be considered a non-residential use and as such by the Zoning Ordinance, Landscaping & Bufferyard requirements would require a bufferyard between the two differentiating uses. This was not the intent of the original ordinance. The Urban Garden Task Force and staff had wanted little or no bufferyard between the two uses. It has also come to staff's attention that the Zoning Ordinance, Landscaping and Bufferyard requirements apply to park property which its uses are also considered non-residential.

Staff is recommending Commission approve this request to initiate a text amendment to Subsection 5-3000 and Subsection 6-1200. This amendment will exempt community gardens and parks from the landscaping and bufferyard requirements of the Zoning Ordinance.

Approval of this request will not amend the Zoning Ordinance. This request only initiates the process of amending the Zoning Ordinance. Once the language is developed, a text amendment application will be processed through the normal process, which includes an advertisement in a local newspaper and public hearings before Planning and Zoning Commission and City Council.

RECOMMENDATION: Staff recommends approval.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner